

MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT
OFFICE OF REAL ESTATE MANAGEMENT
FY2004 - FY2006 CITY AND TOWN REVENUE GENERATION DISPOSITIONS PROPERTY TAX REPORT

29-Jan-07

	PROJECT	ADDRESS	ACREAGE	ZONING	FY2004 SALE PRICE	FY2005 SALE PRICE	FY2006 SALE PRICE	CURRENT ASSESSED VALUE	CURRENT PROPERTY TAX RATE	TOTAL PROPERTY TAX
1	Acton	Off Charter Road (Route 2)	8.42	Residential			\$165,000	\$88,000	\$14.62	\$1,286.56
2	Adams	89 Park Street - Armory	0.45	Commercial		\$533,500		\$503,500	\$21.96	\$11,056.86
3	Ashfield	Route 112	0.17	U		\$9,000		\$400	\$11.28	\$4.51
4	Becket	Lee Road & Rotue 20	0.14	Residential		\$2,500		\$1,100	\$9.15	\$10.07
5	Belmont	Stony Brook Road	0.1	Residential	\$3,000			\$794,000	\$10.31	\$8,186.14
6	Beverly	110 & 116 Park Street	0.45	Commercial		\$676,500		\$660,700	\$18.64	\$12,315.45
7	Boston	105 South Huntington Avenue	1.15	Residential			\$1,540,000	\$812,000	\$10.99	\$8,923.88
8	Boston	761 Hyde Park Avenue	0.35	Industrial		\$660,000		\$810,300	\$26.87	\$21,772.76
9	Boston	Melnea Cass Blvd.	0.52	Residential			\$89,845	\$404,400	\$10.99	\$4,444.36
10	Boston	Beacon Street	7.9	Residential			\$4,520,809	\$4,986,100	\$10.99	\$54,797.24
11	Boston	100 Nashua St.	1.34	Residential		\$19,000,000		\$5,331,500	\$10.99	\$58,593.19
12	Boston	Amory Avenue	0.12	Residential		\$10,000		\$2,308,000	\$10.99	\$25,364.92
13	Boston	Embankment Rd	0.04	Residential	\$456,789			\$408,900	\$10.99	\$4,493.81
14	Boston*	Parcel Q	4.75		\$5,000,000					\$0.00
15	Boston	Parcel K	1.18	Commercial	\$343,079			\$1,390,500	\$26.87	\$37,362.74
16	Boston	off Tremont St.	0.22	Vacant	\$65,000			\$122,100	\$26.87	\$3,280.83
17	Braintree	Washington Street	0.43	Residential			\$28,000	\$18,600	\$8.14	\$151.40
18	Bridgewater	Winter Street	3.81	Residential		\$130,000		\$1,444,300	\$9.60	\$13,865.28
19	Chelsea	113 Spencer Avenue - Armory	1.08	Residential		\$852,500		\$930,700	\$9.33	\$8,683.43
20	Concord	852 Main St./Rt. 62	0.50	Residential			\$214,053	\$934,700	\$10.56	\$9,870.43
21	Concord	Route 62 & Route 2	0.50	Residential			\$231,000	\$934,700	\$10.56	\$9,870.43
22	Concord	Baker & Gifford	1.84	Residential		\$120,000		\$1,165,000	\$10.56	\$12,302.40
23	Danvers	State Hospital		Residential			\$4,028,700	\$19,005,700	\$9.32	\$177,133.12
24	Deerfield	Whatley Road	0.98	Residential		\$2,000		\$3,075	\$11.03	\$33.92
25	Dighton	Muddy Cove Lane & Sandpiper Lane	30.00	Residential			\$177,100	\$284,100	\$9.35	\$2,656.34
26	Dover-Sherborn	Met. State Hospital	35.778	Residential	\$780,001			\$1,948,100	\$9.20	\$17,922.52
27	Fall River	Route 24	0.5	Commercial			\$20,000	\$6,400	\$16.37	\$104.77
28	Falmouth	Skating Lane	0.3	LA	\$64,500			\$925,000	\$5.25	\$4,856.25
29	Fitchburg	533 Main Street	0.16	Commercial			\$315,700	\$288,500	\$16.98	\$4,898.73
30	Foxborough	Camp Road	2.95	Residential	\$671,000			\$610,200	\$10.32	\$6,297.26
31	Foxborough	State Hospital	93	Residential			\$5,170,000	\$6,942,600	\$10.32	\$71,647.63
32	Grafton	Institute Road	48.90	Residential		\$1,980,000		\$1,851,800	\$9.54	\$17,666.17
33	Hadley	Russel Street	1.5	Residential	\$35,000			\$9,600	\$9.12	\$87.55
34	Harwich	Pleasant Lake Ave.	0.05	Residential			\$2,500	\$421,900	\$5.89	\$2,484.99
35	Hingham	Shipyard Dirve	5.3	Residential			\$800,000	\$454,700	\$9.00	\$4,092.30
36	Holyoke	163 Sargent Street - Armory	0.44	Residential	\$27,500			\$278,800	\$37.13	\$10,351.84
37	Lancaster	Rte. 117 @ I-190	4.91	Residential	\$30,000			\$60,300	\$13.77	\$830.33
38	Lawrence	Rte. 114 @ I-495	0.07	Commercial	\$10,000			\$31,742	\$19.94	\$632.94
39	Leominster	Route I-190	2.42	Industrial		\$150,000		\$121,900	\$10.88	\$1,326.27
40	Lexington	Waltham Street & Piper Road	0.84	Residential		\$445,500		\$440,000	\$11.34	\$4,989.60
41	Lexington	61 Walnut Street	6.92	Residential		\$5,610,000		\$7,251,000	\$11.34	\$82,226.34
42	Lexington	Met. State Hosp.	23	Residential			\$10,660,000	\$2,565,000	\$11.34	\$29,087.10
43	Lincoln	Parcel E-Sunnyside Ln.	1.05	Residential	\$119,000			\$544,800	\$9.86	\$5,371.73
44	Lincoln	Parcel I & V-Sunnyside Ln.	2.09	Residential	\$17,800			\$731,000	\$9.86	\$7,207.66
45	Lowell	Lawrence Mills	2.95	Residential		\$2,310,000		\$29,427,000	\$10.61	\$312,220.47

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46	Lowell	Bridge St.	0.07	Residential	\$13,500			\$38,000	\$10.61	\$403.18
47	Marlborough	358 Lincoln Street - Armory	0.30	Commercial	\$308,000			\$308,000	\$23.95	\$7,376.60
48	Marlborough	Route 20	0.02	Residential	\$500			\$21,482	\$12.28	\$263.80
49	Medford	69 Winthrop Street & Charnwood Road	0.09	Residential			\$66,000	\$101,900	\$8.89	\$905.89
50	Medford	59 Amaranth Avenue	2.10	Residential	\$2,117,500			\$2,033,400	\$8.89	\$18,076.93
51	Middleborough	Plain Street	16.00	Residential	\$1,650,000			\$263,200	\$9.28	\$2,442.50
52	Natick	93 East Central Street - Armory	0.78	Commercial		\$1,314,500		\$1,291,600	\$9.58	\$12,373.53
54	Orleans	Bay Ridge Lane at Bog Hollow Road	1.03	Commercial			\$234,500	\$280,900	\$4.27	\$1,199.44
53	Peabody	Andover Street/Route 114	0.26	Residential			\$200,000	\$176,000	\$7.76	\$1,365.76
54	Peabody	Route 1 (Parcel 7-9X)	0.48	Commercial		\$60,000		\$88,500	\$16.16	\$1,430.16
55	Peabody	Route 1 (Parcel 7-7X)	0.04	Commercial	\$23,000			\$34,671	\$16.16	\$560.28
56	Pittsfield	Tamarack Road	0.25	Residential		\$3,250		\$1,802	\$14.25	\$25.68
57	Raynham	Broadway (Route 138)	0.53	Commercial			\$106,700	\$200,000	\$12.82	\$2,564.00
58	Raynham	Oak Street	6.81	Residential			\$121,000	\$118,600	\$7.45	\$883.57
59	Salisbury	I-95 @ Locust St.	1.08	Residential	\$24,000			\$54,000	\$8.18	\$441.72
60	Shrewsbury	214 Lake Street - Glavin Regional Center	15.00	Commercial		\$1,980,000		\$26,645,700	\$8.66	\$230,751.76
61	Somerville	191 Highland Avenue - Armory	0.92	Residential		\$2,612,500		\$2,000,000	\$10.15	\$20,300.00
62	Somerville	Off McGrath Highway	0.58	Commercial		\$794,000		\$153,048	\$16.67	\$2,551.31
63	Southampton*	College Highway/Route 10	5.25	Residential		\$104,500			\$11.75	\$0.00
64	Southampton*	College Highway/Route 10	1.20	Residential		\$110,000			\$11.75	\$0.00
65	Sturbridge	Route 15 West s/o Leadmine Road	6.41	Residential	\$214,500			\$103,300	\$10.94	\$1,130.10
66	Swansea	Route 103/Wilbur Avenue	0.82	Commercial		\$159,500		\$188,000	\$15.77	\$2,964.76
67	Upton	Lackey Road	0.34	Residential			\$15,500	\$611,400	\$10.89	\$6,658.15
68	Waltham	34 Sharon Street - Armory	0.66	Residential	\$990,000			\$1,023,900	\$9.97	\$10,208.28
69	Ware	Rte. 9	0.25	Residential	\$2,200			\$256,100	\$13.35	\$3,418.94
70	Weymouth	25 Rockway Avenue - Armory - Lot A	2.01	Commercial	\$935,000			\$986,000	\$17.91	\$17,659.26
71	Weymouth	25 Rockway Avenue - Armory - Lot B	0.72	Residential	\$176,000			\$165,800	\$9.07	\$1,503.81
72	Weymouth	25 Rockway Avenue - Armory - Lot C	1.33	Residential	\$462,000			\$183,000	\$9.07	\$1,659.81
73	Williamsburg	Depot Road	26.00	Residential		\$225,000		\$107,900	\$13.38	\$1,443.70
74	Winchester	150 Cross Street	0.66	Commercial		\$869,000		\$733,300	\$9.64	\$7,069.01
75	Woburn	286 Main Street - Armory	0.68	Commercial	\$1,402,500			\$949,200	\$21.96	\$20,844.43
76	Woburn	1 Hill Street - RMV	0.91	Commercial	\$1,265,000			\$922,000	\$21.96	\$20,247.12
TOTALS			393.15		\$17,206,369	\$40,723,750	\$28,706,407	\$138,293,420		\$1,469,485.99

* indicates assessed values were unable to be determined by Assessor's Office